



## BRIXTON ROAD, SW9

£550,000

High ceilings  
Private roof terrace  
Extended lease  
Private garage  
Lots of natural light  
Excellent location

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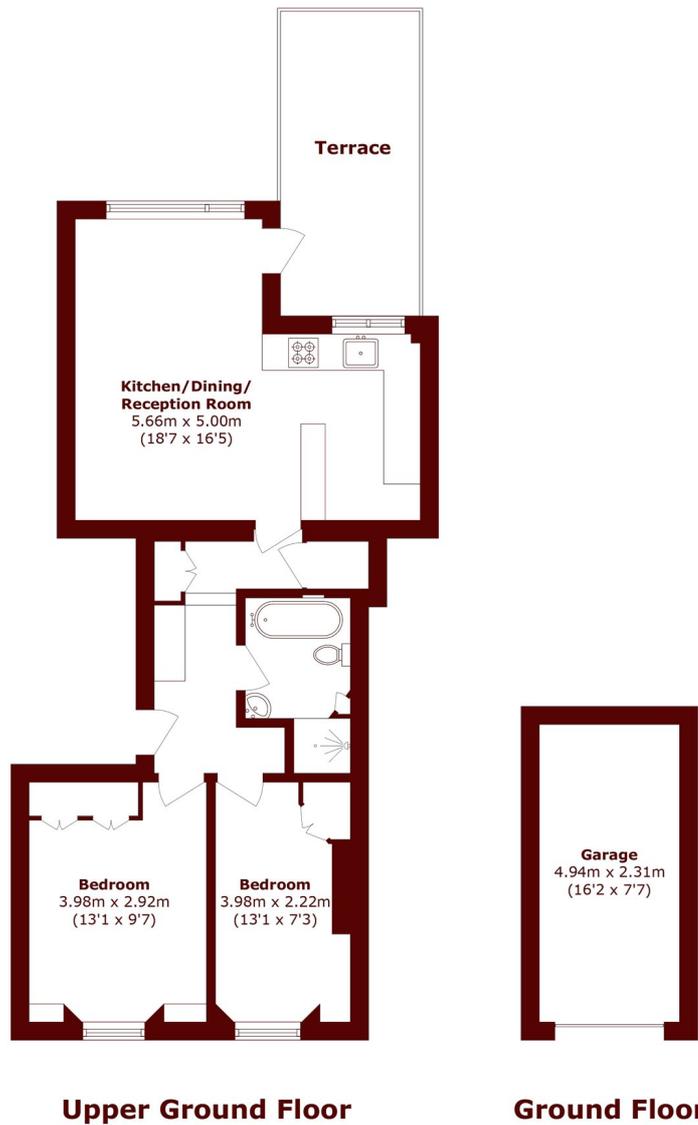
# ABOUT THE PROPERTY

A beautifully presented raised ground floor two bedroom apartment set within an elegant Georgian building. The property features an open plan reception and kitchen area. This space opens directly onto a private roof terrace. A separate kitchen offers ample storage. Both bedrooms are well proportioned, and the family bath & shower room complete this fantastic home. The property further benefits from a private garage and an extended lease.

Ideally located on Brixton Road, the apartment is within easy walking distance of Oval and Stockwell Underground stations, Brixton Station, and Vauxhall Station. Numerous bus routes also provide excellent connections to Central and South London.



# STEP INSIDE BRIXTON ROAD



Total area (approx.): 58.9 sq. m (633.9 sq. ft)  
Terrace total (approx.): 11.5 sq. m (123.7 sq. ft)  
Garage total (approx.): 11.4 sq. m (122.7 sq. ft)

**Kennington**  
020 7587 1533

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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